11 Eildon Terrace, Melrose
TD6 9QJ

Guide Price £120,000

This attractive semi-detached bungalow is located in a sought after area of Melrose, enjoying a lovely private setting with views to the Eildon Hills. The property is of non-traditional (Montrose type) construction and, as such, is priced attractively. Presented in good order, it is perfectly suited to those searching for an easily managed starter home or property to downsize to. Outside, the property sits upon a generous plot providing large gardens to the front and rear in addition to a garage and parking area to the rear providing particularly convenient private parking.
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ACCOMMODATION COMPRISSES:
Entrance Hall
Lounge
Kitchen
Two Bedrooms
Shower Room

OUTSIDE:
Large gardens to both the front & rear
Garage
Parking Area

Location:
The Abbey town of Melrose enjoys easy access to many of the major employers within the region including the Borders General Hospital and Scottish Borders Council HQ in Newtown St Boswells. The quality of life enjoyed in the Scottish Borders, coupled with its relative ease of access to Edinburgh city centre, is making it increasingly attractive to the commuters who seeks the more rural lifestyle. Sporting facilities in Melrose include tennis and golf, as well as the famous Greenyards rugby ground. Primary schooling is provided in Melrose with secondary in Earlston or Galashiels. The Borders Railway station at Tweedbank is a five minute drive away.

Directions:
Travelling into Melrose town centre on the one way system on approaching Market Square, proceed straight over the junction heading up Dingleton Road. Follow this road up for approximately 1 mile where Eildon Terrace sits on the right hand side of the road, with number 11 clearly marked on the gate.

Features and Fittings:
The sale shall include all light fittings, and the kitchen and bathroom fittings.

Services:

Viewing:
By appointment with the Selling Agents.

EPC Rating:
D

Entry:
By mutual agreement.

Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.